

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1. to permit a rear yard set back of 27 feet in lieu of the required 30 feet and Section 402.1 and 402.2 to permit a side yard set back of 11 feet in lieu of the required 15 feet.

1. Size and shape of property;
2. Existing structure;
3. Unreasonable hardship and practical difficulty

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
S. Eric DiNenna and
S. Eric DiNenna, P. A.
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 24 26th day of January 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 25th day of March 1982, at 1:30 o'clock P.M.

(over)
Zoning Commissioner of Baltimore County.

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a determination of whether the conversion of a dwelling to apartments as noted in Section 402.1 would allow the construction of an addition to be utilized for apartments.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contact Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
S. Eric DiNenna and
S. Eric DiNenna, P. A.
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 825-1630

ORDERED By The Zoning Commissioner of Baltimore County, this 24 26th day of January 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 25th day of March 1982, at 1:30 o'clock P.M.

Z.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
W/S of Golden Ring Rd., 186'
S of Kern Ave., 14th District : OF BALTIMORE COUNTY

ROY L. CHIAVACCI, et al, : Case No. 82-2F5-SPHA
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman : John W. Hession, III
Deputy People's Counsel : People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 15th day of March, 1982, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond :
Zoning Commissioner : Date: March 10, 1982
Norman E. Gerber, Director
FROM : Office of Planning and Zoning
SUBJECT : Zoning Petition No. 82-205-SPHA

This office does not support the petitioner's request.

Norman E. Gerber, Director
Office of Planning and Zoning

NEGJGH:mrc

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 26th day of January 1982

Petitioner : Roy L. Chiavacci, et al
Petitioner's Attorney : S. Eric DiNenna, Esq.

Reviewed by: Nicholas B. Commadari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 12, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 127
Petitioner - Roy L. Chiavacci, et al
Special Hearing and Variance Petitions

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, currently improved with a dwelling and detached garage, is located on the west side of Golden Ring Road southeast of Kern Avenue in the 14th Election District. Adjacent properties are improved with a dwelling to the northwest and an office building (Case #79-245XA) to the southeast, while apartments and a county fire station exist across Golden Ring Road.

In view of your clients' proposal to construct an addition to the rear of the existing dwelling and convert this structure to apartments, this combination hearing is required.

Particular attention should be afforded to the comments of the Department of Permits and Licenses, concerning the type of construction of the proposed structure. If you need additional explanation, you may contact Mr. Charles Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commadari, Jr.
NICHOLAS B. COMMADARI, Chairman
Zoning Plans Advisory Committee

NEC:bac
Enclosures
cc: Paul Lee Engineering, Inc. 304 W. Pennsylvania Ave., Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 11, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #127 (1981-1982)
Property Owner: Roy L. Chiavacci, et al
W/S Golden Ring Rd. 186' from centerline of Kerns Ave.
Acres: 0.40 District: 14th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied in conjunction with the Zoning Advisory Committee review of this property for Zoning Item 59 (1980-1981) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 127 (1981-1982).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

1-NW Key Sheet
14 NE 23 Topo. Sheet
NE 4 F Topo
89 Tax Map

Attachment

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of April, 1982, that the herein Petition for Variance(s) to permit a rear yard setback of 27 feet in lieu of the required 30 feet and a side yard setback of 11 feet in lieu of the required 15 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Hearing Order.

Jan M. H. Jeng
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

1. The petitioners propose to construct an addition to an existing dwelling and convert that expanded building into five apartments.
2. Testimony presented by a professional engineer indicated that it was not feasible to use the existing building as a single-family dwelling.
3. Changes in the neighborhood, i.e., offices and apartments, were cited.
4. No protestants appeared at the hearing.
5. The Baltimore County Zoning Regulations would allow a permit to be issued to expand the dwelling and, once constructed, would allow conversion without a public hearing.
6. The proposed addition and conversion will not adversely affect the health, safety, and general welfare of the community and will be within the spirit and intent of the Baltimore County Zoning Regulations.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of April, 1982, that the construction of an addition to the existing dwelling, as well as its conversion to five apartments, in accordance with the site plan prepared by Paul Lee Engineering, Inc., dated October 28, 1981, and marked Petitioners' Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A minimum of eight and a maximum of thirteen parking spaces shall be provided.
2. Compliance with Section 409.2.C.3 of the Baltimore County Zoning Regulations.
3. A revised site plan, incorporating the above restrictions, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Jan M. H. Jeng
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 4/21/82
BY *John L. Wimbley*
Administrative Assistant



James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

January 29, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of Jan. 26, 1982
ITEM: 127.
Property Owner: Roy L. Chiavacci, et al
Location: W/S Golden Ring Road, Route 588, 186' from centerline of Kerns Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to determine whether the conversion of a dwelling to apartments would allow the construction of an addition to be utilized for apartments. Variance to permit a rear yard setback of 27' in lieu of the required 30' and to permit a side yard setback of 11' in lieu of the required 15'.
Acres: 0.40
District: 14th

Dear Mr. Hammond:

On review of the site plan of October 28, 1981 and field inspection, the State Highway Administration finds the plan generally acceptable.

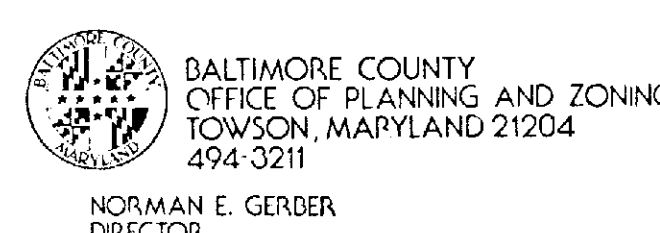
The State Highway Administration will require application for access permit and the posting of a bond or letter of credit in the amount of \$7,000.00 to guarantee construction.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

My telephone number is (301) 659-1350 By: George Wittman

cc: Mr. J. Wimbley Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 505-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717



NORMAN E. GERBER
DIRECTOR

March 1, 1982

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #127, Zoning Advisory Committee Meeting, January 26, 1982, are as follows:

Property Owner: Roy L. Chiavacci, et al
Location: W/S Golden Ring Road 186' from centerline of Kerns Avenue
Acres: 0.40
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: December 26, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #118 - Pasquale Bruno
- Item #120 - Burn Allen Stephenson
- Item #126 - Clarence and Irene McNeal
- ✓ Item #127 - Roy L. Chiavacci, et al
- Item #128 - Cook United, Incorporated
- Item #129 - Richard S. and Nancy D. Frank
- Item #131 - Harwood Realty Corp.
- Item #133 - Turnpike Associates

John J. Forrest
John J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/fth

Item #59 (1980-1981)
Property Owner: Walter Chiavacci
Page 2
October 17, 1980

Water and Sanitary Sewer:

There is a public 8-inch water main and 8-inch public sanitary sewerage in Golden Ring Road.

There is a fire hydrant northwest of Kern Avenue.

Very truly yours,

SIGNED: EDWARD A. MCDONOUGH
ROBERT A. MCDONOUGH, P.E., Chief
Bureau of Public Services

RAM:EM:FW:iss

1-N Key Sheet
14 ND 33 Pos. Sheet
NE 4 F Topo
89 Tax Map



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 24, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Roy L. Chiavacci, et al

Location: W/S Golden Ring Road, 186' from centerline of Kerns Avenue

Item No.: 127

Zoning Agenda: Meeting of January 26, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

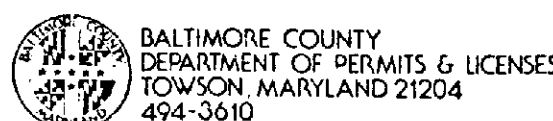
() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *John J. Forrest* Noted and Approved: *George M. McDonough*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

3/25 82-205-SPH



ED ZALESKI JR.
DIRECTOR

February 26, 1982

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #127 Zoning Advisory Committee Meeting, January 26, 1982
are as follows:

Property Owner: Roy L. Chiavacci, et al
Location: W/S Golden Ring Road 186' from centerline of Kern Avenue
Existing Zoning: D.R. 16
Proposed Zoning:

Acres: 0.40
District: 14th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required. If construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: This addition should be constructed under a commercial permit only to assure review for apartment use by Building and Fire Department reviews. Section 209.3 would classify this as multi family R-2 not one and two family R-1 and R-2 use.
- NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 22, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 26, 1982

RE: Item No. 126, 127, 128, 129, 130, 131, 132, 133
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp
Chiavacci
82-205
3/25



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 21, 1982

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and
Variances
W/S of Golden Ring Rd., 186' S of Kern
Ave. - 14th Election District
Roy L. Chiavacci, et al - Petitioners
NO. 82-205-SPHA (Item No. 127)

Dear Mr. DiNenna:

I have this date passed my Orders in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 8, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: ZAC Meeting of January 26, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments
for items numbers 126, 127, 128, 129, 130, 131 and 133.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/rlj

Chiavacci
3/25
82-205 SPHA

S. Eric DiNenna, Esquire
406 W. Pennsylvania Ave.
Towson, Maryland 21204

February 22, 1982

NOTICE OF HEARING

RE: Petitions for Special Exception & Variances
W/S of Golden Ring Rd., 186' S of Kern Ave.
Roy L. Chiavacci, et al - Petitioners
Case #82-205-SPHA

TIME: 1:30 P.M.

DATE: Thursday, March 25, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variances
W/S of Golden Ring Rd., 186' S of Kern Ave.
Roy L. Chiavacci, et al - Petitioners
Case #82-205-SPHA

Dear Mr. DiNenna:

This is to advise you that \$73.28 is due for advertising and
posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to
Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204
before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

PETITION FOR SPECIAL HEARING & VARIANCES

14th DISTRICT

ZONING: Petitions for Special Hearing and Variances

LOCATION: West side of Golden Ring Road, 186 ft. South of Kern Avenue

DATE & TIME: Thursday, March 25, 1982, at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave.,
Towson, Maryland

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and
Regulations of Baltimore County will hold a public hearing:

Petitions for Special Hearing under Section 500.7 of the
Zoning Regulations of Baltimore County to determine
whether or not the Zoning Commissioner and/or Deputy
Zoning Commissioner should approve a determination of
whether the conversion of a dwelling to apartments as
noted in Section 402.1 would allow the construction of an
addition to be utilized for apartments; and Variances to
permit a rear yard setback of 27 feet in lieu of the required
30 feet and to permit a side yard setback of 11 feet in lieu
of the required 15 feet.

The Zoning Regulations to be excepted as follows:
Section 1B02.3.C.1 - Minimum rear yard setback in D.R.16 Zone
Sections 402.1 and 402.2 - Minimum side yard setback in D.R.16 Zone for
conversion of dwelling to apartments.

All that parcel of land in the Fourteenth District of Baltimore County

Being the property of Roy L. Chiavacci, et al, as shown on plat plan filed with the
Zoning Department
Hearing Date: Thursday, March 25, 1982 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Paul Leo P.E.

Paul Leo Engineering Inc.
Paul Leo Engineering Inc.
504 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5381

DESCRIPTION

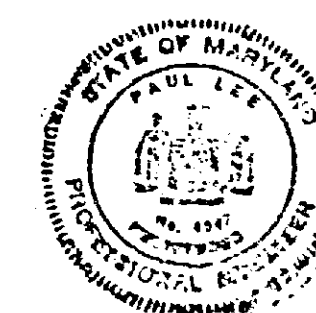
#6807 GOLDEN RING ROAD

FOURTEEN ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for Yard Variances.
and Special Hearing

Beginning for the same at a point on the west side of
Golden Ring Road, said point being located southerly 186 feet ±
from the center line of Kern Avenue; thence leaving said west
side of Golden Ring Road (1) S 55° W 135.20 feet ± to intersect
the existing DR 16 and DR 5.5 zoning line as shown on the Zoning
Map NE 4 F; thence binding on said zoning line (2) S 34° 54'
E 135.30 feet ±; thence (3) Northerly 162.9 feet ± to intersect
the west side of Golden Ring Road and thence binding on the
west side of Golden Ring Road (4) N 48° W 100 feet ± to the
place of beginning.

Containing 0.40 acres of land, more or less, and known
as #6807 Golden Ring Road.



Engineers -- Surveyors -- Site Planners 9/10/81

82-205-SPHA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14 Date of Posting 3/7/82
Posted for: Petition for Special Hearing & Variances
Petitioner: Roy L. Chiavacci, et al.
Location of property: 111 W. Chesapeake Avenue, 136' 5" lot
Remarks: See map
Location of Signs: front of property #6807 Golden Ring Rd.
Posted by: Alan J. Gorman Date of return: 3/12/82

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>DL</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>								
Previous case: <u>79-248 XA</u>	Map # <u>250</u>								

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 6th day of January, 1982.

Filing Fee \$ 25.00 Received: ☒ Check ☐ Cash ☐ Other

Item 12.7

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Roy & Louis Chiavacci Submitted by S. Eric D. Moore

Petitioner's Attorney S. Eric D. Moore Reviewed by Alan J. Gorman

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Petition For Special Hearing & Variances

14th District
ZONING: Petitions for Special Hearing and Variances.
LOCATION: West side of Golden Ring Road, 136' 5" lot.
DATE & TIME: Thursday, March 25, 1982, at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission.

1. Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing and Variances under Section 402.1 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve a determination of whether the conversion of a dwelling to apartments as noted in Section 402.1 would allow the construction of an addition to be utilized for apartments, and Variances to permit a rear yard setback of 27 feet in lieu of the required 30 feet and to permit a side yard setback of 11 feet in lieu of the required 15 feet.

All that parcel of land in the Fourteenth District of Baltimore County, beginning for the same at a point on the west side of Golden Ring Road, said point being located south-southwest 136 feet ± to intersect the existing DR 16 and DR 5.5 zoning line as shown on the Zoning Map No. 4-7, thence binding on said zoning line (2) S 84° E 136.50 feet ±; thence (3) North 182.9 feet ± to intersect the west side of Golden Ring Road and thence binding on the west side of Golden Ring Road (4) N 48° W 100 feet ± to the place of beginning. Containing 0.40 acres of land, more or less, and known as 14807 Golden Ring Road.

Being the property of Roy L. Chiavacci, et al., as shown on plat filed with the Zoning Department.

Hearing Date: Thursday, March 25, 1982 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
William E. Hammond
Zoning Commissioner
Of Baltimore County

The Times

Middle River, Md., March 4 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 4th day of March, 1982.

Charles H. Smith
Publisher.

3528

**BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT**

No. 107602

DATE April 13, 1982 ACCOUNT 01-662

AMOUNT \$73.28

RECEIVED Chiavacci Enterprises, Inc.
FROM Advertising and Posting for Case No. 82-205-SPHA

687 1st St. N. 14 7328-4

VALIDATION OR SIGNATURE OF CASHIER

**BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT**

No. 105720

DATE 3/24/82 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Louis F. Chiavacci Construction Co.
FROM Filing fee for Case #82-205-SPHA (Chiavacci)

1430 1st St. N. 15 2500-4

VALIDATION OR SIGNATURE OF CASHIER

**BALTIMORE NEWS AMERICAN/
NEWS AMERICAN ADVERTISER**

301 E. Lombard Street
Baltimore, Maryland 21203

700 Chiavacci Building
20139303 CURRENT RESIDENT
6815 GOLDEN-RING RD BALTIMORE MD 21237
Telephone - 687-0416

Car-Rt. Sort
Bulk Rate
U.S. Postage
PAID
Baltimore MD
Permit No. 8308

This card was prepared for use in delivering the accompanying postage paid mail from:
THE BALTIMORE NEWS AMERICAN/ADVERTISER.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 4, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once~~ one time successive weeks before the 25th day of March, 1982, the ~~17th~~ publication appearing on the 4th day of March, 1982.

THE JEFFERSONIAN,
Richard L. Smith
Manager.

Cost of Advertisement, \$

PETITION FOR SPECIAL HEARING & VARIANCES

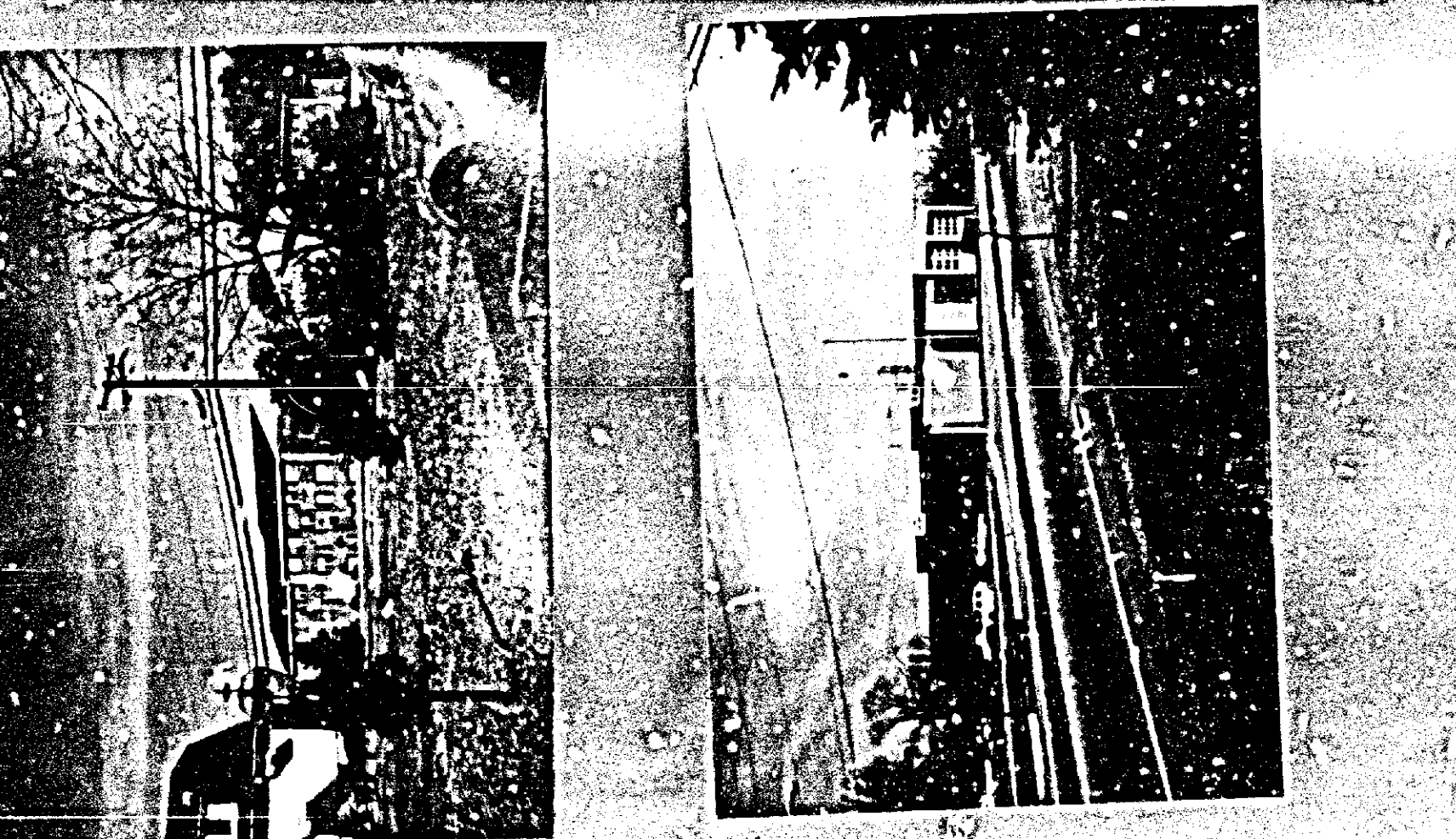
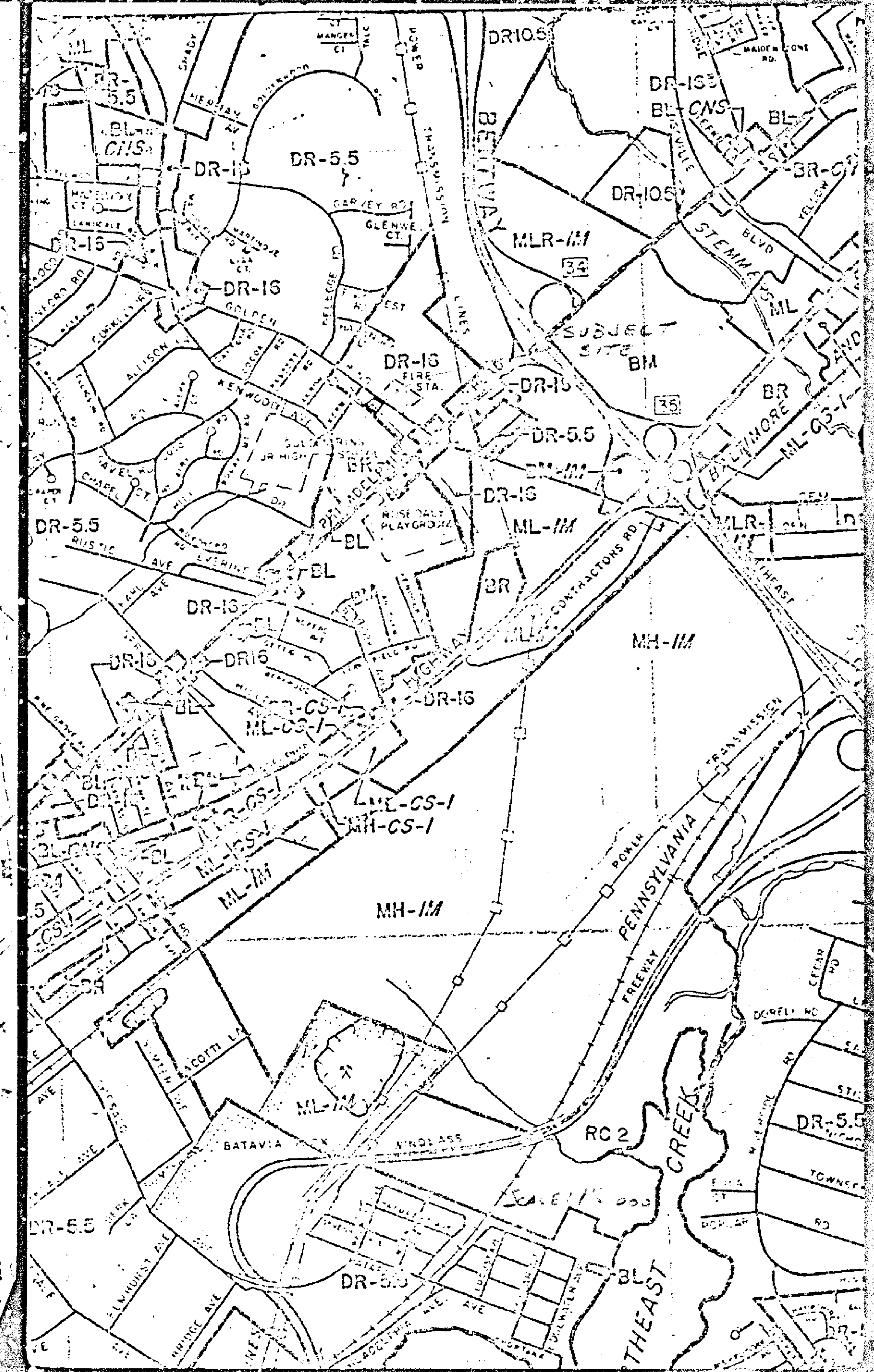
14th District
ZONING: Petitions for Special Hearing and Variances.
LOCATION: West side of Golden Ring Road, 136' 5" lot.
DATE & TIME: Thursday, March 25, 1982, at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

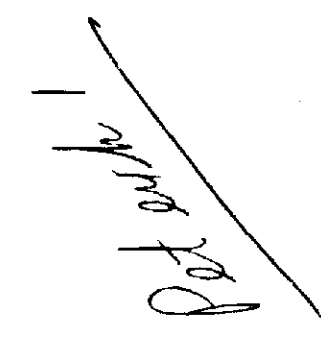
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Hearing and Variances under Section 402.1 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve a determination of whether the conversion of a dwelling to apartments as noted in Section 402.1 would allow the construction of an addition to be utilized for apartments, and Variances to permit a rear yard setback of 27 feet in lieu of the required 30 feet and to permit a side yard setback of 11 feet in lieu of the required 15 feet.

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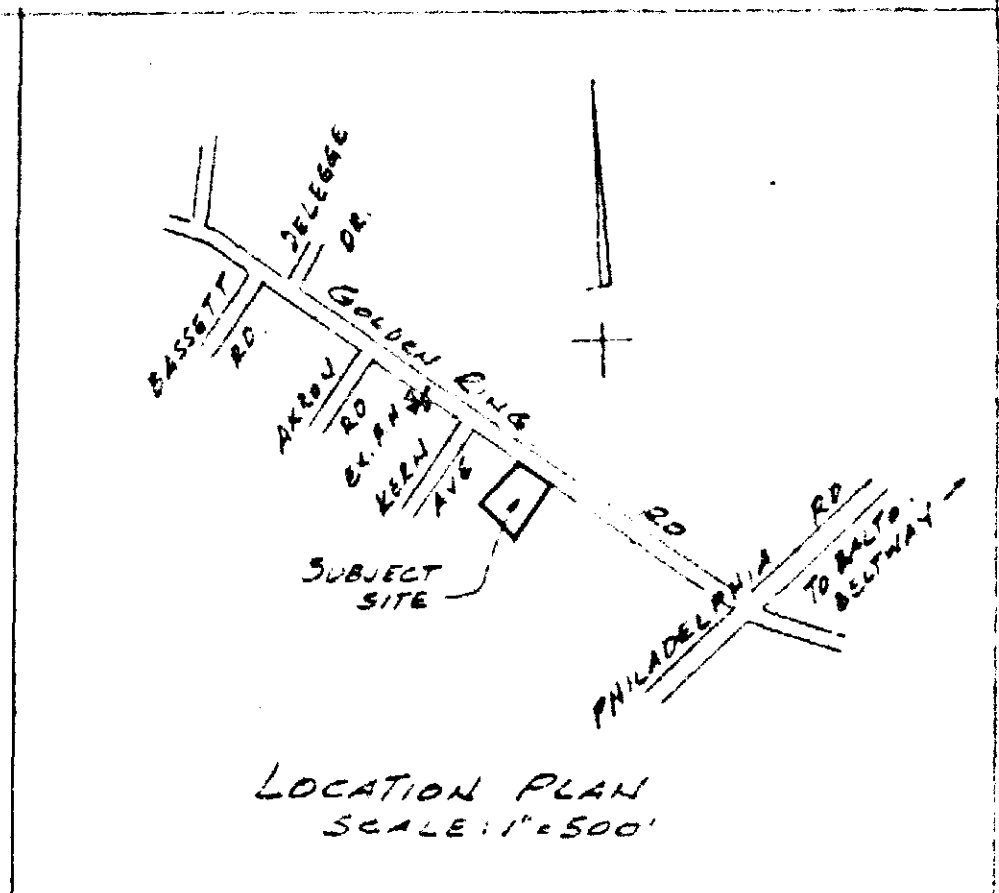
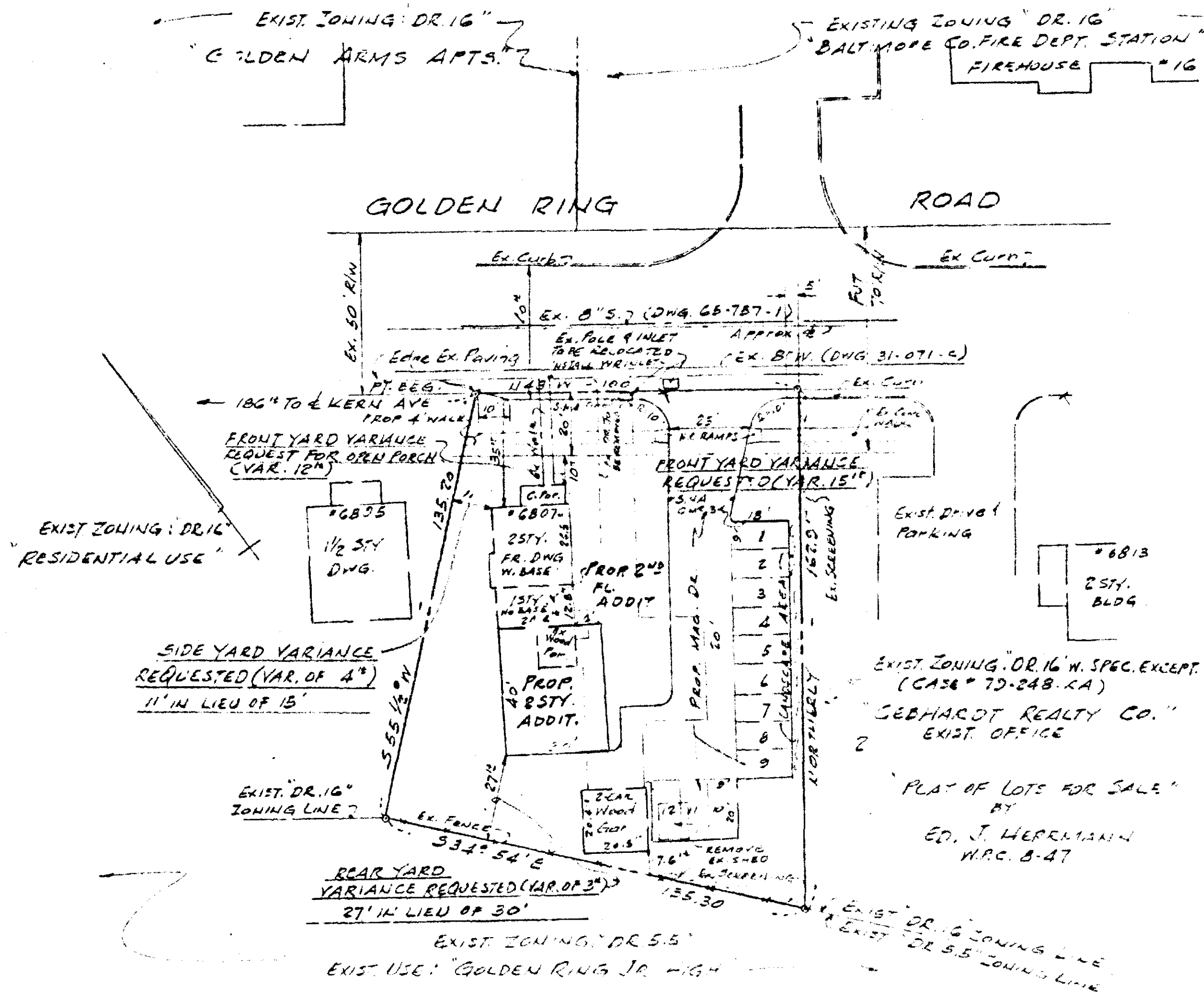
Being the property of Roy L. Chiavacci, et al., as shown on plat filed with the Zoning Department.

Hearing Date: Thursday, March 25, 1982 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Mar. 4.





Ex 127



GENERAL NOTES

1. TOTAL AREA OF SITE = 17,315 S.F. (0.40 AC.)
2. EXIST. ZONING OF PROPERTY = "DR. 16"
3. EXIST. USE OF PROPERTY = "RESIDENTIAL USE"
4. PROP. ZONING OF PROPERTY = "DR. 16"
5. PROP. USE OF PROPERTY: ("CONVERSION OF EXISTING DWELLING TO APARTMENTS")
6. NUMBER OF UNITS PERMITTED = 5
7. NUMBER OF PARKING SPACES REQ'D (1.53 x 5) = 8
NUMBER OF PARKING SPACES SHOWN (INCL GAR.) = 13
8. PETITIONER IS REQUESTING A VARIANCE TO SECT. 1802.3C1 OF THE ZONING REGULATIONS TO PERMIT A REAR YARD SETBACK OF 27' IN LIEU OF REQUIRED 30' (A VARIANCE OF 3')
9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 402.1, OF THE ZONING REGULATIONS TO ALLOW A SIDEYARD SETBACK OF 11' INSTEAD OF REQ'D. 15' (A VARIANCE OF 4')
10. IMPROVEMENTS IN GOLDEN RING RD. SUBJECT TO S.H.A. APPROVAL
11. PARKING LOT LIGHTS TO BE ATTACHED TO EXIST. BLDG.
12. EXISTING UTILITIES AVAILABLE TO SITE
13. PROPERTY IS LOCATED IN "STEMMERS RUN" WATERSHED.

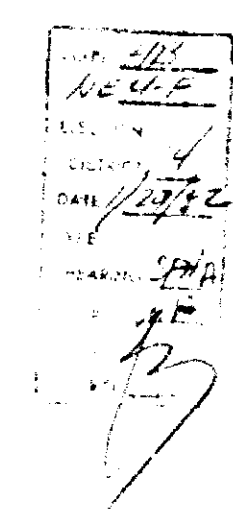
PLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCES
AND
SPECIAL HEARING
#6807 GOLDEN RING ROAD

ELECT. DIST. 14

BALTIMORE COUNTY, MD.

SCALE: 1"=30'

OCT. 28, 1981



Item #127
Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204

